[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Steven C. Kirby	New Owner	Map 117-3
2601 Hillsboro Pike-M10		Parcel B60 CO
Nashville, TN 37212		11319 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Oneta Varnado, Trustee U/A/D May 29, 1997 of the Varnado Revocable Living Trust Agreement and any successors in Trust, and any amendments thereto and Carol R. Varnado** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Steven C. Kirby, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit D-13, Parcel No. 60 of Villager Condominiums, as of record in Plat Book 5200, page 154, re-recorded in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said unit.

Being the same property conveyed to Oneta Varnado, Trustee U/A/D May 29, 1997 of the Varnado Revocable Living Trust Agreement and any successors in Trust and, any amendments thereto of record in Book 10486, page 325 and being the same property conveyed to Carol R. Varnado, unmarried, of record in Book 5513, page 34, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2601 Hillsboro Pike, Unit D-13, Nashville, TN 37212.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 01/08/03 10:01 3pgs
Fees:18.00 Taxes:222.00

20030108-0003220

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 5200, page 201, said Register's Office.

3. Master Deed of record in Book 5434, page 665, and corrected in Book 5487, page 967, said Register's Office.
4. Easement to the State of Tennessee of record in Book 4808, page 424, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 7 day of January, 2003.

Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this __ day of January, 2003.

Carol Varnado
By Oneta Varnado

Carol E. Varnado
by: Oneta Varnado, Atty in Fact

Oneta Varnado, Trustee
Oneta Varnado, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Oneta Varnado, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of **January, 2003**.

Barbara Kay
Notary Public

My Commission Expires: 05/28/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of January, 2003, before me personally appeared Oneta Varnado, to me known to be the person who executed the foregoing instrument on behalf of Carol R. Varnado, Trustee and who acknowledged that she executed the same as the free act and deed of the said Carol R. Varnado, Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 2003.

Barbara Kay
Notary Public

My Commission Expires: 05/28/03